



City of Laconia
Zoning Board of Adjustment
Monday, March 20, 2023 - 6:30 PM
City Hall in the Armand A. Bolduc Council
Chamber

3/20/2023 - Minutes

1. CALL TO ORDER

Steve Bogert called the meeting to order at 6:36PM

2. ROLL CALL

Scott Pelchat Gave the roll call. in attendance Richard Boddie, Roland Maheu, Jane Laroche, Michael DellaVecchia, Steve Bogert and Michael Foote.

3. RECORDING SECRETARY

Recording Secretary Scott Pelchat

4. STAFF IN ATTENDANCE

Dean Trefethen Planning director

5. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

The minutes were excepted with the condition of correcting a spelling error.

5.I. ZBA Draft Minutes From 2.17.2023

6. EXTENSIONS

7. CONTINUED PUBLIC HEARINGS, CONSIDERATION AND POSSIBLE VOTE Note: The Purpose Of This Agenda Section Is For The Board To Continue The Public Hearing For The Applicant And The Public To Provide Input. The Board May Also Deliberate The Application, Decide And Conduct A Final Vote At This Time.

7.I. ZO2022-0096VAR Veterans Ave

ZO2022-0096VAR - 28 Veterans Ave -Applicant Jeff Robinson/ Agent Laurie Robinson Rehearing of the Zoning Board of adjustment under RSA 677:2. Section III. Steve Bogert asked Laurie to come up to the podium. Laurie asked the board if she would have to present the application again. Mike Foote stated that it would be a good idea to present the application again for Steve Bogert and the board to allow them to reacquaint themselves with the original application. Laurie Robinson presented the original application for variance. Laurie Robinson also touched on the facts from the original application for variance and that the added stipulation by the board (allowing access to the lot by Veterans Ave only). Michael DellaVecchia apologized to Mrs. Robinson for having to return and that he was in error for making the decision to allow access only from Veterans Ave. Steve Bogert stated the original variance information and asked about the access to the lot currently. Laurie stated that she did not want any restrictions to put against the deed (lot access). Mike Foote inquired on the curb cut on Endicott St, Laurie did mention she had talked to the state about obtaining the curb cut, and that She

did not Qualify at this time due to her proximity to veterans Ave. Steve Bogert asked about her plans for access knowing that the state will not curb cut at this time, and that the easement being currently used is a deeded easement. Steve Bogert and Laurie talked about the driveway easement and Steve stated that the board would remove the limitation on the Notice of action and that the original variance would remain on the Notice of action. Dean Trefethen stated that at the January ZBA meeting the board voted to approve the variance, but the board put a restriction that would have precluded the allowance for the future use. Steve Bogert opened for public comment at 6:56 Keith Normand spoke regarding 28 Veterans Ave as an abutter stated no concerns at this time Keith asked about a well on his lot Steve Bogert stated he could not answer the question at that time. Steve closed to the public at 6:59 PM. Richard stated removing the Language from the motion stating lot access by Veterans Ave only. Steve asked for other discussion Mike Foote said it is in our view to make this change. Steve stated that 99.9 percent of the original motion remain and that the .1 percent of the restriction be removed. Removal of restriction and variance remains. Steve motioned and asked for a second Roland Maheu seconded. Mike Foote asked for it to be read again Steve Bogert stated She is allowed all that was agreed upon prior, less the condition to access the lot by Veterans Ave only motion passes five to Zero.

8. PUBLIC HEARINGS, POSSIBLE CONSIDERATION AND VOTE Note: The Purpose Of This Agenda Section Is For The Board To Have A Presentation From The Applicant And Open A Public Hearing For The Public To Provide Input. The Board May Also Deliberate The Application, Decide And Conduct A Final Vote At This Time.

- 8.1. ZO2023-0006SE 485 Endicott St E #12 Seeking Special Exception

ZO2023-0006SE 485 Endicott St E #12 - Applicant Nancy Sousa seeks Special Exception from Article XI (*Zoning Board of Adjustment*) Section 235-70 (*Powers and duties of the Zoning Board of Adjustment*) C (*Granting of special exceptions*) (2) (*Short-term lodging*) To allow for the use of "Short Term Lodging" in a single-family vacation home in a condominium cottage community, where it is allowed by Special Exception. The applicant has appealed based on administrative decision. And will be heard at the April 17th Zoning Board of appeals meeting.

9. OTHER BUSINESS

Steve procedurally questioned the upcoming application for the April 17th meeting and how abutters will be noticed. Dean stated the abutters would be noticed. Dean than went on to give the Board a rationale of the appeals forth coming for administrative decision on the ZO2023-0006SE Application

10. ADJOURNMENT

Mike Foote made a motion to adjourn, and it was seconded by Mike DellaVecchia and it was unanimously adjourned at 7:05 PM.